

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:

Cassy L. Bingham Dailey

Attorney at Law

3156 Pelham Parkway, Suite 2

Pelham, AL 35124

(205) 624-2121

Send Tax Notice to:

Edna Faye Hawkins

60 Hawkins Drive

Montevallo, AL 35115

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and Other Good and Valuable Consideration (\$10.00) to **Timothy P. Hawkins and Loretta M. Hawkins, husband and wife**, the "Grantors" herein; in hand paid by **Edna Faye Hawkins**, the "Grantee" herein, the receipt whereof is hereby acknowledged, Grantors do hereby remise, release, quit claim and convey to the said Grantee all their right, title, interest, and claim in or to the following described real estate, to wit:

A PARCEL OF LAND BEING LOT 2AA OF A RESURVEY OF LOTS 2A AND 3 OF HAWKINS FAMILY SUBDIVISION, AS RECORDED IN MAP BOOK 54, PAGE 24, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE SE ¼ OF THE SW ¼ OF SECTION 2, TOWNSHIP 24 NORTH, RANGE 12 EAST, SHELBY COUNTY, ALABAMA; THENCE N86°26'59"W, A DISTANCE OF 150.63' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 429.00'; THENCE N34° 43'42" W, A DISTANCE OF 237.52'; THENCE N 34° 43'33" W, A DISTANCE OF 174.90'; THENCE N55° 09'09" E, A DISTANCE OF 487.22' TO A POINT ON THE SOUTHWESTERLY R.O.W. LINE OF ALABAMA HIGHWAY 155, 100' R.O.W., SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1960.61, A CENTRAL ANGLE OF 12°21'47", AND SUBTENDED BY A CHORD WHICH BEARS S48°00'22" E, AND A CHORD DISTANCE OF 422.23'; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID R.O.W. LINE, A DISTANCE OF 423.05', THENCE S42°57'54" W AND LEAVING SAID R.O.W. LINE, A DISTANCE OF 171.70'; THENCE S0°23'15"E, A DISTANCE OF 248.69' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 6.32 ACRES, MORE OR LESS.

- **Mineral and mining rights excepted.**
- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**

Situated in **Shelby** County, Alabama.

TO HAVE AND TO HOLD to the said **Edna Faye Hawkins** and Grantee's heirs and assigns forever.

Given under my hand and seal this 13th day of May, 2021.

Timothy P. Hawkins
Timothy P. Hawkins

Loretta M. Hawkins
Loretta M. Hawkins

STATE OF Alabama)
Shelby COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify **Timothy P. Hawkins and Loretta M. Hawkins**, who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily with full authority on the day that same bears date.

Given under my hand and official seal on the 13th day of May, 2021.

Cassy L. Dailey
Notary Public
Commission Expires: 5-17-22

Property Address: 60 Hawkins Drive, Montevallo, AL 35115
Seller Address: 24 Hawkins Drive, Montevallo, AL 35115
Buyer Address: 60 Hawkins Drive, Montevallo, AL 35115
Actual Value: \$200.00

